

FOR SALE | CREATIVE OFFICE/WAREHOUSE

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FOR SALE

CREATIVE OFFICE FLEX/WH SPACE

7007 DISCOVERY BLVD. | DUBLIN, OH 43017

\$18,100,000 (\$95/SF)

190,436 SF | OFFICE: 106,343 SF & WAREHOUSE: 84,093 SF

OFFERING SUMMARY

Sale Price: \$18,100,000 (\$95/SF)

Building Size: 190,436 SF

Lot Size: 15.59 Acres

Property Type: Office/Warehouse

Zoning: Office/Industrial

PROPERTY HIGHLIGHTS

- Unique opportunity for an investor or owner-occupant to acquire a free-standing building in Dublin at below replacement cost
- Creative second-generation office/warehouse space with a beautiful setting and ample green space
- 12'-14' ceilings in the office and 20' ceilings in the warehouse
- Convenient located just off Avery-Muirefield and the SR-33-SR-161 interchange near numerous amenities
- Potential for building signage with separate entry, with an existing tenant that may remain in approx. 25,000+/- SF



FOR MORE INFO.
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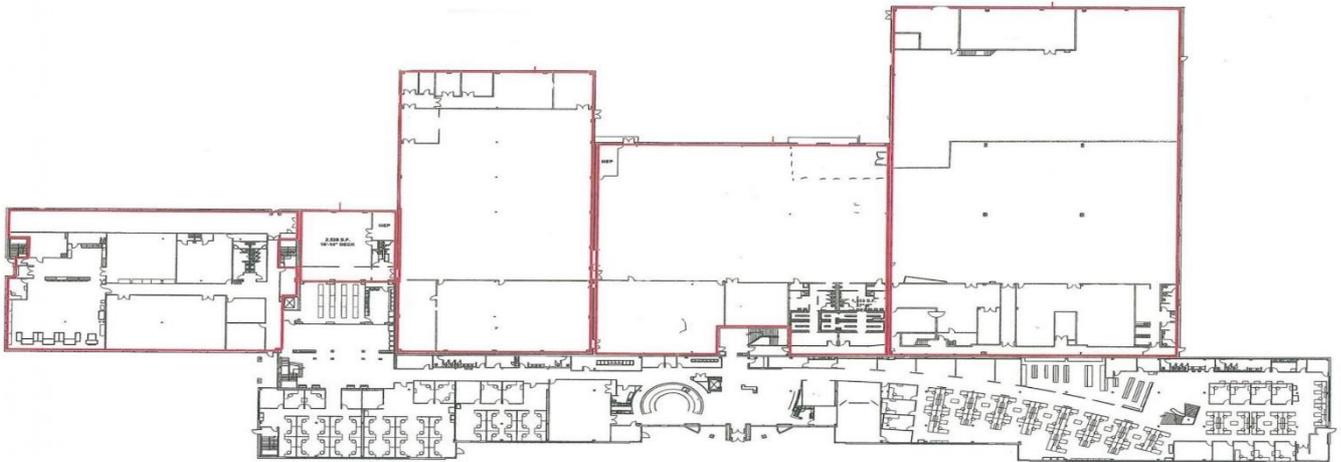
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PROPERTY OVERVIEW

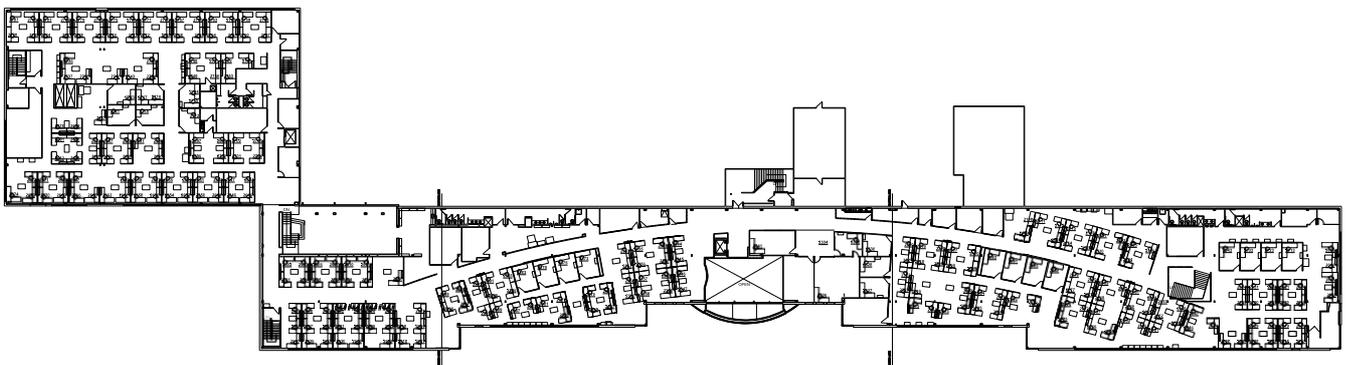
Elford Realty is proud to present a rare opportunity for an owner-occupant or investor to acquire a free-standing creative office/warehouse building in Dublin, Ohio. Situated just off Perimeter Boulevard with convenient access to SR-161 and I-270, the property offers the chance to purchase a distinctive asset below replacement cost. The building currently includes two warehouse tenants on short-term leases, and WD Partners may be open to remaining in a portion of the office space, creating additional flexibility for future ownership. The creative office buildout includes mostly open workspace, along with conference, meeting, and training areas, making the property well suited for a variety of office, flex, and warehouse users.



FLOOR PLANS



FIRST FLOOR



SECOND FLOOR

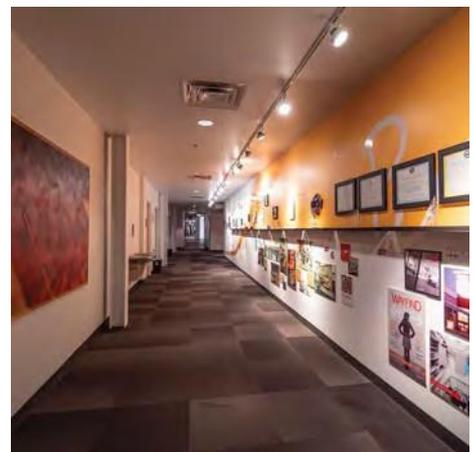
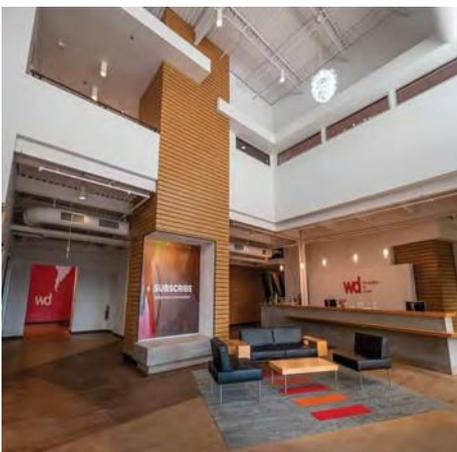
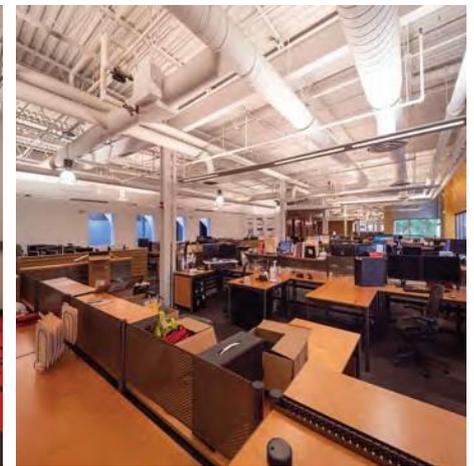
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PROPERTY PHOTOS



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AREA MAP



DEMOGRAPHICS

KEY FACTS		EDUCATION																																	
<p>57,544 Population</p> <p>2.5 Average Household Size</p>	<p>39.5 Median Age</p> <p>\$132,056 Median Household Income</p>	<p>3.0% No High School Diploma</p>	<p>9.7% High School Graduate</p>	<p>14.4% Some College/ Associate's Degree</p>	<p>72.9% Bachelor's/Grad/ Prof Degree</p>																														
BUSINESS		EMPLOYMENT																																	
<p>3,449 Total Businesses</p>	<p>51,715 Total Employees</p>	<p>85.0% White Collar</p>	<p>7.8% Blue Collar</p>	<p>7.2% Services</p>	<p>2.0% Unemployment Rate</p>																														
INCOME		<p>2025 Households by income (Esri)</p> <p>The largest group: \$200,000+ (30.8%)</p> <p>The smallest group: <\$15,000 (2.9%)</p> <table border="1"> <thead> <tr> <th>Indicator ▲</th> <th>Value</th> <th>Diff</th> </tr> </thead> <tbody> <tr> <td><\$15,000</td> <td>2.9%</td> <td>-5.4%</td> </tr> <tr> <td>\$15,000 - \$24,999</td> <td>3.3%</td> <td>-2.6%</td> </tr> <tr> <td>\$25,000 - \$34,999</td> <td>3.2%</td> <td>-3.9%</td> </tr> <tr> <td>\$35,000 - \$49,999</td> <td>5.0%</td> <td>-6.7%</td> </tr> <tr> <td>\$50,000 - \$74,999</td> <td>12.2%</td> <td>-4.2%</td> </tr> <tr> <td>\$75,000 - \$99,999</td> <td>9.8%</td> <td>-2.0%</td> </tr> <tr> <td>\$100,000 - \$149,999</td> <td>19.5%</td> <td>+2.1%</td> </tr> <tr> <td>\$150,000 - \$199,999</td> <td>13.3%</td> <td>+4.1%</td> </tr> <tr> <td>\$200,000+</td> <td>30.8%</td> <td>+18.6%</td> </tr> </tbody> </table>				Indicator ▲	Value	Diff	<\$15,000	2.9%	-5.4%	\$15,000 - \$24,999	3.3%	-2.6%	\$25,000 - \$34,999	3.2%	-3.9%	\$35,000 - \$49,999	5.0%	-6.7%	\$50,000 - \$74,999	12.2%	-4.2%	\$75,000 - \$99,999	9.8%	-2.0%	\$100,000 - \$149,999	19.5%	+2.1%	\$150,000 - \$199,999	13.3%	+4.1%	\$200,000+	30.8%	+18.6%
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<p>\$132,056 Median Household Income</p>	<p>\$69,660 Per Capita Income</p>	<p>\$526,889 Median Net Worth</p>	<p>Franklin County</p>																																